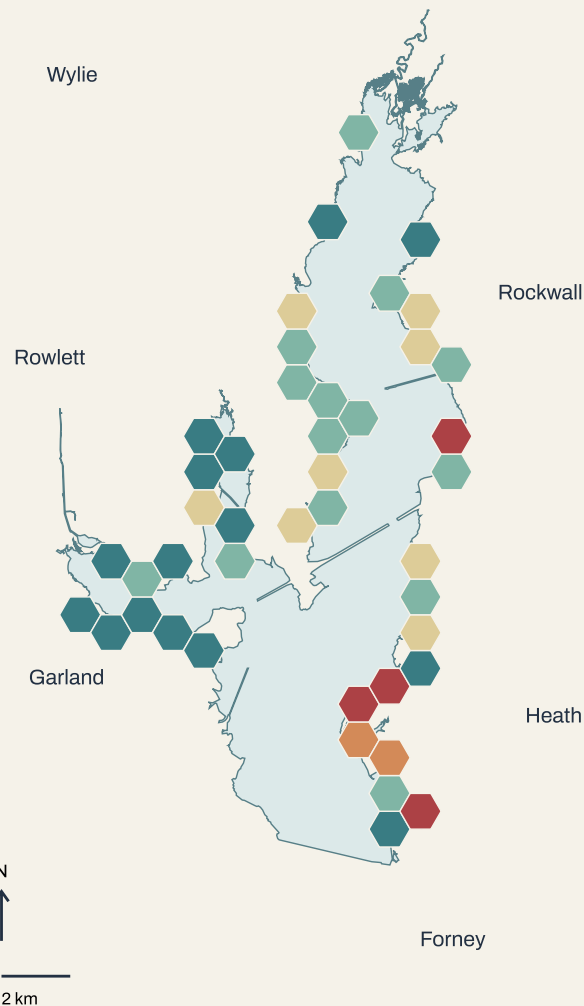


Lake Ray Hubbard: different waterfront markets

Where observed home prices cluster, and how to use that evidence in a comparable search.



Under \$225

\$225 to \$299

\$300 to \$374

\$375 to \$449

\$450+

Median home price per living sf, adjusted to 2026 Q3. Latest mapped sale per property; sites up to 5 acres; at least 3 properties per cell. Cells span 1.2 km corner to corner.

A blank area has insufficient observations. These are improved-property prices, not land-only frontage rates. Home quality, condition, amenities and rights can explain part of the pattern. Color alone does not establish an appraisal adjustment.

Connect the location to the comparison.

Retrospective teaching example. These priorities describe a search, not a completed appraisal or a value conclusion.

Reference: 3204 Bouvier Street, Rowlett
3,180 living sf · 0.354 acres · Built 1977 · Sold May 20, 2025

The listing reports a complete renovation, a seawall and the possibility of a dock and take-area lease. Verify the rights and feasibility separately.

Investigated sale	Why investigate?	Material differences
3300 Bouvier Street Investigate first	Same street and construction year; a similarly sized reported lot.	496 sf smaller; dock and seawall reported. Sold in May 2026, so this is later evidence in a retrospective example.
4502 Scenic Drive Investigate differences	Same broad main-lake segment; 3,404 sf and an updated interior reported.	Smaller site; built 1992; private dock, pool and hot tub reported.
9818 Waters Lane Weaker direct evidence	Another Rowlett waterfront location for broader context.	1,165 sf larger; built 2014; larger site in northern Waters Edge. Confirm that buyers consider it an alternative.

A client-ready explanation

“We expanded the search around the lake, then compared each property's water relationship, home characteristics and amenities. The map and sale notes show why we are investigating these locations. We will verify the important differences before deciding which sales carry the most weight.”

Evidence to keep with the exhibit

- Listing source and specific water-access claim, including any contradictions.
- Parcel, survey, applicable lease and permit evidence for material rights.
- Condition, construction quality, view, usable site and outdoor improvements.
- The reason each sale was retained, given less weight or excluded.

In Rowlett, the City describes the take area as Dallas-owned land that may be subleased. A new owner needs a new sublease; improvements require approvals. Source: rowletttx.gov/934/Lake-Ray-Hubbard-Take-Area.